

Embden Planning Board – January 12, 2023

Members present were Chairman Leo Mayo, Ann Bridges, Myles Durkin, and alternate Randy Caldwell. Also present were CEO Terri Lamontagne, and Charlene and Randy Dean. The Chairman asked Randy Caldwell to sit in place of Bill Gassert.

The minutes of the December, 2022 meeting were accepted as presented.

Old Business – The CEO discussed the permit that she was issuing to Snowshoe Village Unit Owners’ Association for their temporary floating dock systems after her discussion of the matter with the Town’s Attorney Ken Lexier. The CEO and Ann Bridges met with Mr. Lexier and spent a great deal of time going over the wording for the permit. He also discussed a possible change to the EZSO. AB will explain this after the Board has dealt with the applications on the agenda.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2884	Randall Dean	To enclosed 8’ x 20’ porch to living space 69’ HWM; to construct 2 retaining walls on each side of dwelling 20’ long and 2’ wide; to install stairs off already permitted deck to be no closer that original stairs to HWM; to install retaining wall at rear of dwelling 30’ long to control soil erosion with hard scape, rip rap or solid block; to install meandering walkway to lake with stairs at lake side – no wider than 4 feet; site review completed 12/30/22; 40 Winter Drive; Tax Map 19, Lot 005		\$25.00	#25352-1
2885	Jeanne Conroy	After the Fact – to rehabilitate existing driveway with ditching; to emplace 12 yds. gravel; 8 yds. 2”-4” rock; 2 yds. loam; 8 yds; reclaimed asphalt; 8 yds; jaw fines; to emplace 20’ culvert; site review 06/2022; 368 East Shore Road; Tax Map 18, Lot 008		\$525.00	#23430-1

Ann Bridges proceeded to report on what Attorney Lexier said that the town needed to do in order to avoid having the CEO permit every temporary dock on all bodies of water located with the boundaries of Embden. His recommendation was that the town amend its ESZO as follows:

To amend the Embden Shoreland Zoning Ordinance by adding the following sentence to Section C.(1) as follows:

No permit is required for a temporary dock benefitting a single-family Residential parcel.

Attorney Lexier indicated that there was sufficient time between now and the annual town meeting to have a public hearing and publish the required notices to have the matter voted on at the annual meeting. A motion was made by RC and MD that have AB prepare and deliver the proposed wording to the select board. All were in favor.

There being no further business to come before the Board, it was voted to adjourn. Adjourned at 8:00 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary